

## NOTICE OF COMMISSIONER'S SALE

Notice is hereby given that pursuant to a decretal order of the Garland County Circuit Court in the case of **Relyance Bank, N.A. f/k/a Hot Springs Bank and Trust Company vs. OHH, LLC; Donald Gary Crispino d/b/a Blue Moon Saloon; Estate of Donald Gary Crispino, deceased; William Payne and his spouse, if any; Tim Roark; and State of Arkansas** (Garland County Circuit Court Case No. 26CV-19-636) the undersigned, as Commissioner of this Court will on the 2<sup>nd</sup> day of October, 2019 at 11:00 a.m. offer for sale at public auction to the highest and best bidder, at the first floor entryway of the Courthouse of Garland County, Arkansas, upon a credit of three months, the following described real property, situated in Garland County, Arkansas, to-wit:

***Tract A: Part of the NE1/4 SE1/4, Section 13, Township 3 South, Range 19 West, Garland County, Arkansas being further described as follows: Commence at the Northeast corner of said NE 1/4 SE1/4 being a found rebar; then North 87 degrees 34 minutes 04 seconds West 86.46 feet to a set ½ inch rebar with cap and the POINT OF BEGINNING; thence South 44 degrees 36 minutes 09 seconds West 90.93 feet to a set ½ inch rebar with cap; thence South 73 degrees 51 minutes 09 seconds West 143.01 feet to a set ½ inch rebar with cap; then North 6 degrees 38 minutes 15 seconds West 114.39 feet to a set ½ inch rebar with cap; thence South 87 degrees, 34 minutes 04 seconds East 214.63 feet to the Point of Beginning.***

***Tract B: Part of the NE1/4 SE1/4 and part of the SE1/4 SE1/4, Section 13, Township 3 South, Range 19 West, Garland County, Arkansas, being further described as follows: Beginning at the Southeast corner of the NE 1/4 SE1/4 being a found spike nail; thence South 2 degrees 14 minutes 45 seconds East 379.57 feet to the center of Gulpha Creek; then Northerly along the center of Gulpha Creek 1,469.06 feet +/- to a point that bears North 13 degrees 13 minutes 17 seconds West 1,452.21 feet from last said point; thence leaving said Gulpha Creek North 82 degrees 34 minutes 00 seconds East 283.08 feet to a set ½ inch rebar with cap; thence South 1 degrees 57 minutes 21 seconds East 1,071.69 feet to the POINT OF BEGINNING.***

***Physical address: 135 Essex Park Place, Hot Springs, Arkansas, 71901.***

The purchaser will be required to execute a bond with approved security for the purchase price, with interest as provided in said Decree until paid, and a lien will be retained upon said lands to secure the repayment thereof.

Witness my hand this 6 day of September, 2019.

  
Jeannie Pike  
Commissioner

**ADVERTISE:**

One time at least ten (10) days  
before the sale date.

**BILL TO:**

C. Tom Owens  
Attorney at Law  
7500 Dollarway Road, Suite 405  
White Hall, AR 71602  
(870) 247-2340

**COMMISSIONER'S SALE NOTICE**

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Garland County, Arkansas, made and entered on April 3, 2015, in a certain cause (No. CV-13-928) then pending between The Bank of New York Mellon, f/k/a The Bank of New York, as Successor in Interest to JP Mortgage Chase Bank, N.A. as Trustee, for IXIS Real Estate Capital Trust 2005-HE2, Plaintiff, and Robert A Hughes, *et al.*, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public vendue to the highest bidder, at the Garland County Courthouse in which said Court is held, located in Hot Springs, Arkansas, within the hours prescribed by law for judicial sales, on October 9, 2019 at 11:00 AM, the following-described real estate, situated in Garland County, Arkansas:

Situated in Royal, Garland County, State of Arkansas and being described as follows: A part of the SW 1/4 of the SW 1/4 of Section 27, Township 2 South, Range 21 West, more particularly described as follows: Commencing at the NE corner of the SW 1/4 of the SW 1/4 Section 27, Township 2 South, Range 21 West, thence South along the East line of the Forty, a distance of 580 feet more or less to the South side of Old Bear Road; thence in a Westerly direction along the South side of Old Bear Road a distance of 301 feet to the Point of Beginning of the tract of land herein conveyed; thence South a distance of 230 feet parallel with the East line of said Forty; thence West a distance of 194 feet to the East side of a County Road; thence North along the East side of said road a distance of 220 feet more or less to the South side of Old Bear Road; thence in an Easterly direction along the South side of Old Bear Road 194 feet more or less to the Point of Beginning.

Also known as 1659 Old Bear Road, Royal, AR 71968-8747

122996



TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.

This sale is made subject to any and all stipulations in the Decretal Order filed of record on April 3, 2015. The Commissioner does not warrant title, boundary lines, taxes, liens, and/or improvements if any, or solid waste delinquent payments, on this property in Garland County, Arkansas.

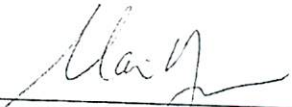
GIVEN under my hand this 9 day of August, 20    .

  
Jeannie Pike  
Commissioner in Circuit

Prepared by:

WILSON & ASSOCIATES, P.L.L.C.  
400 West Capitol Avenue  
Suite 1400  
Little Rock, AR 72201  
(501) 219-9388

By:

  
\_\_\_\_\_  
Maria Yoder (2006278)  
Attorneys for Plaintiff

**FOR PUBLICATION PURPOSES ONLY in the *Arkansas Democrat Gazette*:**

FIRST AND ONLY  
PUBLICATION DATE: \_\_\_\_\_ (no less than 10 days before sale)

**IN THE CIRCUIT COURT OF GARLAND COUNTY, ARKANSAS  
CIVIL DIVISION**

**RELYANCE BANK, N.A.**

**PLAINTIFF**

**v.**

**CASE NO.: 26CV-19-67**

**ALMHAM CORPORATION; AN-NUR, LLC;  
ALI KHAN; TAHMINA KHAN; NENI, LLC;  
and CORPORATION SERVICE COMPANY**

**DEFENDANTS**

**NOTICE OF COMMISSIONER'S SALE**

NOTICE IS HEREBY GIVEN, pursuant to the authority in the decretal order of the Circuit Court of Garland County, Arkansas, entered on September 17, 2019, in case number 26CV-19-67, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public venue to the highest bidder, inside the main entrance of the Garland County Courthouse, 501 Ouachita Avenue, Hot Springs, Arkansas 71901, on October 30, 2019, at 11:00 a.m., the following described real property situated in Garland County, Arkansas, to wit:

Lot 6R of Cook's Addition according to Plat recorded in Book 15 at Page 64 of the Plat Records of Garland County, Arkansas. Being a Re-Subdivision of Lots 7, 8, 11, 12, 15, 16, 18, 19, 20 and Parts of Lots 6, 9, 10, 17, 21 of Block One of Cooks Addition and Lots 11, 12, 13, 14, 15, 16, 17 of Block Two of Cooks Addition recorded in Plat Book 1, page 42 of the Plat Records of Garland County, Arkansas.

AND A 40 foot Drive Easement set out in Plat in Book 15 at Page 64 being the Re-Subdivision of Lots 7, 8, 11, 12, 15, 16, 18, 19, 20 and Parts of Lots 6, 9, 10, 17, 21 of Block One of Cooks Addition and Lots 11, 12, 13, 14, 15, 16, 17 of Block Two of Cooks Addition recorded in Plat Book 1, page 42 of the Plat Records of Garland County, Arkansas.

And

A PART OF THE NE ¼ SW ¼ SECTION 35, TOWNSHIP 2 SOUTH, RANGE 19 WEST OF THE 5TH P.M. IN THE STATE OF ARKANSAS, MORE

PARTICULARLY DESCRIBED AS FOLLOWS: Commencing at the SE corner of said NE ¼ SW ¼ and run North 142 feet; thence West 850 feet; thence North 02° West a distance of 175 feet to a point on the NE side of the New Highway #70 for the Point of Beginning; thence North 02° West along the West line of land sold to Resort Broadcasting Co. by Warranty Deed recorded in Book 398 at Page 413 of the Deed and Mortgage Records of Garland County, Arkansas, for a distance of 375 feet; thence North 40° East a distance of 25 feet; thence North 27° 36' West a distance of 430 feet; thence North 18° 15' West a distance of 50 feet more or less to the South side of Mill Creek Road; thence Southwesterly along the South side of Mill Creek Road a distance of 40 feet; thence South 18° 15' East a distance of 71 feet more or less; thence South 42° 18' West a distance of 375 feet; thence South 46° 00' East a distance of 667 feet to the Point of Beginning.

ALSO: A PART OF THE NE ¼ SW ¼ OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 19 WEST DESCRIBED AS FOLLOWS: Commencing at the SE corner of the NE ¼ SW ¼ Section 35; run thence North 142 feet; thence West 850 feet; thence North 02° West 175 feet to a point on the NE side of the New Highway #70; thence North 02° West 375 feet; thence North 40° East 25 feet to the Point of Beginning; thence North 40° East 120 feet; thence North 76° 20' West 150 feet; thence South 27° 36' East 142.5 feet to the Point of Beginning (collectively the "Property").

TERMS OF SALE: On credit of ninety (90) days, the purchaser being required to execute a bond as required by law, with approved security, bearing interest at the rate of ten percent (10.0%) per annum from the date of sale until paid, and a lien being retained on the Property described herein so to secure payment of the purchase money; provided, however, that if the plaintiff, or its successors or assigns, becomes the purchaser at such sale for an amount not in excess of the judgment, interest, and costs herein, in lieu of giving bond, the plaintiff may credit the amount of its bid, less the cost of these proceedings, including the Commissioner's fee, on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of the judgment with respect to the Property to the extent of such credit. The Property shall be subject to all real property taxes due and payable.

This sale is made subject to any and all stipulations in the decretal order filed of record on September 17, 2019. The Commissioner does not warrant title, boundary lines, taxes, liens, and/or improvements, if any, or solid waste delinquent payments, on the Property.

Given under my hand this 20 day of September, 2019.

  
JEANNIE PIKE, Commissioner

Mary-Tipton Thalheimer  
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